034.0	0001	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	472,200	/	472,200
USE VALUE:	472,200	/	472,200
ASSESSED:	472,200	/	472,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		MARRIGAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DAVIDSON JONATHAN M
Owner 2:	ATWOOD RACHEL
Owner 3:	
Street 1:	16 MARRIGAN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MULCARE MAUREEN -
Owner 2:	-
Street 1:	16 MARRIGAN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .072 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1947, having primarily Vinyl Exterior and 1080 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3125.000	143,400		328,800	472,200
Total Card	0.072	143,400		328,800	472,200
Total Parcel	0.072	143,400		328,800	472,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 437.22 | /Parcel: 437.22

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	23263
GIS Ref	
GIS Ref	
Insp Date	12/13/18

!2765!

PREVIOUS ASSESSMENT

Parcel ID: 034.0-0001-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	143,400	0	3,125.	328,800	472,200		Year end	12/23/2021
2021	101	FV	143,400	0	3,125.	328,800	472,200		Year End Roll	12/10/2020
2020	101	FV	143,400	0	3,125.	328,800	472,200	472,200	Year End Roll	12/18/2019
2019	101	FV	121,700	0	3,125.	298,000	419,700	419,700	Year End Roll	1/3/2019
2018	101	FV	121,700	0	3,125.	282,600	404,300	404,300	Year End Roll	12/20/2017
2017	101	FV	121,700	0	3,125.	246,600	368,300	368,300	Year End Roll	1/3/2017
2016	101	FV	118,000	0	3,125.	210,600	328,600	328,600	Year End	1/4/2016
2015	101	FV	94,000	0	3,125.	195,200	289,200	289,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:00:23

LAST REV

Date	Time
11/06/19	11:23:50
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2765

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MULCARE MAUREEN	71941-351	1	11/29/2018		475,000	No	No		
SMIGELSKI CHARL	63964-311		7/24/2014		352,000	No	No		
SUSSMAN CRAIG	31022-78		1/3/2000		162,000	No	No		
PEARE KRISTINA	25582-419		8/21/1995			No	No		F

USER DEFINED

Prior Id # 1:	23263
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/15/2019	650	Re-Roof	5,950	C				

ACTIVITY INFORMATION

Date	Result	By	Name
12/13/2018	MEAS&NOTICE	CC	Chris C
4/9/2009	Meas/Inspect	163	PATRIOT
4/3/2000	MLS	MM	Mary M
2/18/2000	Meas/Inspect	270	PATRIOT
8/14/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3125		Sq. Ft.	Site		0	64.	1.64	3									328,800						328,800	

Total AC/HA:	0.07174	Total SF/SM:	3125	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	328,800	Spl Credit		Total:	328,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	23 - Row House		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal	25	% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.92481506
Adj $ / SQ:	124.850
Other Features:	64380
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	194892
Depreciation:	51451
Depreciated Total:	143441

COMMENTS

COMMON WALL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

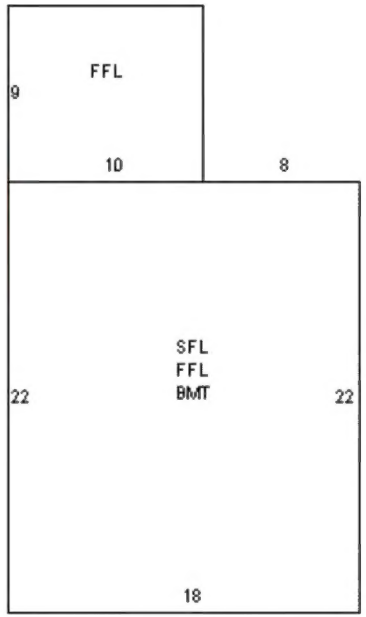
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	124.85
Special Features:	0	Val/Su Net:	112.21
Final Total:	143400	Val/Su SzAd	162.59

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	486	124.850	60,677
BMT	Basement	396	51.500	20,394
SFL	Second Floor	396	124.850	49,441

Net Sketched Area:	1,278			Total:	130,512
Size Ad	882	Gross Area	1278	FinArea	1080

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

034.0-0001-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	